

QUONSET DEVELOPMENT CORPORATION
MEETING OF BOARD OF DIRECTORS

May 16, 2011

PUBLIC SESSION MINUTES

A meeting of the Board of Directors of the Quonset Development Corporation (the “Corporation”) was held at 5:00 p.m. on Monday, May 16, 2011, at the offices of the Corporation located at 95 Cripe Street, North Kingstown, Rhode Island, pursuant to notice to all members of the Board of Directors and a public notice of the meeting as required by the Bylaws of the Corporation and applicable Rhode Island Law.

The following members constituting a quorum were present and participated throughout the meeting as indicated: James D. Berson, Robert H. Breslin, Jr., Kas R. DeCarvalho, Barbara Jackson, John G. Laramée, Richard Pastore, James Rugh, and John G. Simpson. Absent were: John A. Patterson and Keith Stokes. Also present were: Steven J. King, P.E., Managing Director; Kevin M. Barry, Finance Director; E. Jerome Batty, Secretary; and Corporation’s staff and members of the public.

1. CALL TO ORDER:

The meeting was called to order at 5:03 p.m. by Vice Chairman Simpson.

2. APPROVAL OF MINUTES:

Upon motion duly made by Ms. Jackson and seconded by Mr. Laramee, the Board:

VOTED: To approve the Public Session minutes of the March 21, 2011 meeting, as presented.

Voting in favor were: James D. Berson, Robert H. Breslin, Jr., Kas R. DeCarvalho, Barbara Jackson, John G. Laramee, Richard Pastore, James Rugh, and John G. Simpson.

Voting Against were: None

Unanimously Approved.

Upon motion duly made by Ms. Jackson and seconded by Mr. Rugh, the Board:

VOTED: To approve the Executive Session minutes of the March 21, 2011 meeting, as presented.

Voting in favor were: James D. Berson, Robert H. Breslin, Jr., Kas R.

DeCarvalho, Barbara Jackson, John G. Laramée, Richard Pastore, James Rugh, and John G. Simpson.

Voting Against were: None

Unanimously Approved.

3. STAFF REPORTS:

Mr. King reviewed the Staff Reports with the Board:

Grants

- **TIGER Grant and EDA Grants – reports for the 1st quarter of 2011 were submitted to the federal and state governments for both the EDA and TIGER grants. 5.7 full time jobs were created during that quarter.**
- **EDA Grant – staff is currently reviewing plans for landscaping for the Romano Vineyard Way overpass which will be funded with the remaining construction funds from the EDA grant.**
- **TIGER Grant –**
- **LM Heavy Civil Construction has completed the installation of railroad track, ballast, ties, and pavement in the Pier 2 and Building 318 area.**
- **Cardi Corporation was the low bidder on the Pier 2 improvements at about \$6,200,000.00 (six million two hundred thousand dollars) with construction expected to beginning following the Equal Employment**

Opportunity review in mid-June. Mr. King noted due to the winter shut down period and the need to keep the Port active during the construction, the work will extend into the next calendar year which extends beyond the deadline set by the federal government for the project. The Maritime Administration is working with the Corporation to extend the deadline.

- Bids for structural Pier 1 improvements were received April 28, 2011. All three bids received were over budget for the project. The project was revised and new bids were received on May 13, 2011 for the modified project. Reagan Construction was the low bidder.**

- Terminals 4 and 5 are scheduled to be advertised for bids on May 17, 2011 and the pre-bid conference will be held on May 26, 2011 with bids due by June 7, 2011.**

- Advertising for the Davisville Road improvements and Tidal Drive extensions have been pushed back until proposals on the Mobile Harbor Crane have been received and reviewed. The crane cost will determine final budget for the Davisville Road improvements.**

Development

- Site Readiness – parcel 34, recently acquired from WDIC is being designed along with an entrance road that will connect with Compass Circle to parcel 34.**

- Gateway – Marriott Towne Place Suites opened in April. The Grand Opening was held on May 2, 2011.**

- Toray Plastics has plans under review for a solar field on the corner of Cripe Street and Conway Avenue.**

- **Howe's Lubricator has submitted plans for expansion of their building on Ocean State Drive.**
- **QDC is working with RI Fast Ferry to capitalize on a 2004 CMAQ (Congestion Mitigation Air Quality) grant to construct new docking facilities. RI Fast Ferry is expecting delivery of an additional vessel in spring 2012.**

Operations

- **National Grid ESMO – IEEE Event currently underway.**
- **Quonset beaches have been re-opened for the season.**
- **Air Show – Preparations are being made for the parking areas and requests by the RI Military Police for encampment have been approved for the show on June 25th and 26th.**

Port Operations

- **Port Activity strong with 9 ships carrying 16,332 cars inbound in April.**

Finance and Administration

- **Total revenues continue to run better than budget through April.**

4. COMMITTEE REPORTS

There were no committee reports.

5. ADOPTION OF THE REVISED QUONSET BUSINESS PARK

DEVELOPMENT PACKAGE:

Mr. King stated that changes to the Quonset Business Park Development Package (“Development Package”) were approved by the Board on December 13, 2010. The Corporation, in compliance with the Administrative Procedures Act, has submitted a draft of the proposed changes to the appropriate state agencies and the Secretary of State’s Office. The State Budget Office has determined that there is no fiscal impact. Public review began on April 5, 2011 and was advertised in the Standard Times and the North East Independent. No public comments were received. Mr. King noted that some minor comments, received by the RI Department of Environmental Management, were incorporated into the final draft. Mr. King asked the Board for a final adoption of the changes to the Development Package as required under the Administrative Procedures Act.

Upon motion duly made by Mr. Laramée and seconded by Ms. Jackson, the Board:

VOTED: That the Corporation hereby approves and adopts the revised Development Package as presented to the Board, identified as revised Development Package (Public Review Draft, March 2011).

Voting in favor were: James D. Berson, Robert H. Breslin, Jr., Barbara Jackson, John G. Laramée, Richard Pastore, James Rugh, and John

G. Simpson.

Abstained: Kas R. DeCarvalho

Voting Against were: None

Unanimously Approved.

There being no further business to come before the Board, upon motion duly made by Mr. Laramie and seconded by Ms. Jackson, the meeting was adjourned at 5:18 p.m.

Respectfully submitted:

By: _____
Secretary

E. Jerome Batty,